

# PLANNING COMMISSION MINUTES

March 21, 2001

## CALL TO ORDER:

Chairman Vlad Voytilla called the meeting to order at 7:03 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

## ROLL CALL:

Present were Chairman Vlad Voytilla, Planning Commissioners Gary Bliss, Eric Johansen, Brian Lynott and Dan Maks. Planning Commissioners Bob Barnard and Chuck Heckman were excused.

Associate Planner Tyler Ryerson, City Utilities Engineer David Winship, Engineering Project Manager Charlie Harrison, Water Distribution Supervisor Rick Weaver, Assistant City Attorney Ted Naemura and Recording Secretary Sandra Pearson represented staff.

The meeting was called to order by Chairman Voytilla, who presented the format for the meeting.

## VISITORS:

Chairman Voytilla asked if there were any visitors in the audience wishing to address the Commission on any non-agenda issue or item. There were none.

## STAFF COMMUNICATIONS:

On question, staff indicated that there were no communications at this time.

## NEW BUSINESS:

Chairman Voytilla opened the Public Hearing and read the format for Public Hearings. There were no disqualifications of the Planning Commission members. No one in the audience challenged the right of any Commissioner to hear any of the agenda items, to participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda. There was no response.

**PUBLIC HEARING:**

**A. CUP 2001-0003 – SORRENTO WATER WORKS STORAGE BUILDING ADDITION**

This land use application has been submitted requesting Planning Commission approval of a Conditional Use Permit (CUP) for the proposed expansion of an existing conditional use of an existing water works facility at 7850 SW 136<sup>th</sup> Avenue. The existing conditional use is the water facility found on the site, and the expansion includes the addition of a storage building approximately 1,600 square feet in size, including associated utilities. The development proposal is located on Washington County Assessor's Map 1S1-21CD, Tax Lot 200. The site is zoned Urban Standard Density (R-7) and is approximately 1.66 acres in size.

Emphasizing that he is a registered professional traffic engineer, **HOWARD STEIN** discussed the potential impact of this proposal on the residents of Hanson Street and requested a continuance of this Public Hearing to allow for further consideration of certain issues.

City Attorney Ted Naemura advised Chairman Voytilla that available options include granting the request for a continuance of the Public Hearing, keeping the record open for a period of at least seven days, or proceeding with the Public Hearing and making this decision regarding the requested continuance at a later time following testimony and discussion of the issues.

Chairman Voytilla advised Mr. Stein that he intends to proceed with the Public Hearing and make the decision regarding the requested continuance at a later time.

Mr. Stein requested clarification of whether the notification of this meeting had been posted on the Hanson side.

Chairman Voytilla informed Mr. Stein that he would be provided with the opportunity to address his concerns during his testimony, reminding him that the Planning Commission would proceed with the Public Hearing prior to making a decision regarding his request for a continuance.

Associate Planner Tyler Ryerson indicated that the film from the previous well house application is available for viewing and was advised that the Commissioners did not wish to view the film at this time.

On question, Commissioners Maks, Bliss, Johansen and Lynott and Chairman Voytilla all indicated that they had visited and were familiar with the site.

Mr. Ryerson submitted the Staff Report and described the proposal, observing that additional parking has not been proposed for this existing facility that would only be accessed by City employees during routine maintenance or emergency

1 procedures. He mentioned a letter received from W. F. Skei, dated March 21,  
2 2001, expressing opposition to this proposed project, which he does not believe  
3 meets specific Conditional Use Permit (CUP) criteria, and expressing concern  
4 with the residential character of the existing neighborhood. He discussed issues  
5 raised at the neighborhood meetings, including, but not limited to: 1) traffic  
6 generation; 2) access; 3) aesthetics; 4) the bulk of the storage building; and 5) use  
7 of the storage building by other City departments. Observing that the minutes of  
8 this neighborhood meeting are written in longhand and in basically word-for-word  
9 format, he noted that while the applicant is aware that the minutes should be  
10 summarized for the benefit of the Planning Commissioners and the public, this is  
11 all that had been available at the time. He mentioned a Memorandum from City  
12 Utilities Engineer David Winship and addressed Mr. Stein's request for a  
13 continuance, emphasizing that this application is based upon a primary existing  
14 access off of 136<sup>th</sup> Avenue. He provided a diagram illustrating a recently  
15 approved lot line adjustment and its location on the site, observing that the  
16 additional lines indicate a proposed subdivision that is currently being processed  
17 by the City of Beaverton. Concluding, he recommended approval and offered to  
18 respond to any questions or comments.  
19

20 Chairman Voytilla referred to page 14 of the Staff Report, specifically any facts  
21 and findings for Section 3.4.1 Other Uses Within Residential Areas, and was  
22 advised by Mr. Ryerson that this section is not a specific policy.  
23

24 On question, Mr. Ryerson informed Commissioner Maks that the referenced lot  
25 line adjustment had been approved as an Administrative action, adding that the  
26 City Council has authorized purchase of the L-shaped fifteen feet of property.  
27

28 On question, Mr. Ryerson advised Chairman Voytilla that the applicant could  
29 provide information regarding the width of the 120-foot eastern portion that had  
30 been acquired.  
31

32 Commissioner Lynott questioned the availability of other appropriate locations  
33 for such a facility and Mr. Ryerson informed him that the applicant could respond  
34 to this question.  
35

### 36 **APPLICANT:**

37

38 **LAURA JACKSON**, representing *W & H Pacific*, discussed the application,  
39 observing that it meets applicable criteria. She described the proposal and  
40 utilization of this building, emphasizing the benefits of providing a building to  
41 house this equipment and addressed certain issues and concerns that had been  
42 raised. In response to Chairman Voytilla's earlier question, she pointed out that  
43 the width of the 120-foot piece is thirty feet. She mentioned that the driveway  
44 strip is fifteen feet wide off the fence line and thirty feet, the width of the  
45 driveway. Concluding, she offered to respond to any questions or comments.  
46

1        **DAVID WINSHIP**, City Utilities Engineer, referred to the Memorandum he had  
2 submitted and offered to respond to any questions or comments.

3 Commissioner Johansen questioned the sixteen trips per day that had been  
4 referenced, and Ms. Jackson clarified that she had been referring the previous  
5 amount of trips necessary.

6  
7 On question, Mr. Winship advised Commissioner Johansen that the intent is to  
8 revert back to the Hanson Road entrance for primary access. He clarified that the  
9 proposed location of the storage building had been an attempt to locate this  
10 building as inconspicuously as possible and as close as possible to the reservoirs,  
11 which are the same height.

12  
13 Commissioner Johansen observed that it is inevitable that there will be an impact  
14 upon the surrounding neighborhood.

15  
16 Mr. Winship emphasized that while this site is not intended as a base of  
17 operations, there could be instances in which crews need to access the site for  
18 materials that are not available on their trucks, which are generally equipped with  
19 anything that might be needed throughout an average work day.

20  
21 Chairman Voytilla questioned the necessity of the taller doors for the building.

22  
23 Mr. Winship advised Chairman Voytilla that these doors are commercial doors to  
24 allow room for the backhoe to lift pipe, adding that while the City of Beaverton is  
25 not in the business of water line construction, the pipe is often necessary to make  
26 repairs.

27  
28 Commissioner Lynott questioned the availability of a diesel generator on site in  
29 the event of power outages.

30  
31 Mr. Winship advised Commissioner Lynott that the diesel generator had been  
32 replaced at the end of 1999, observing that this enclosed equipment functions  
33 instantaneously if the power fails, lasts approximately twelve hours and is not  
34 loud.

35  
36 Commissioner Lynott questioned whether any other areas are available for this  
37 facility.

38  
39 Mr. Winship advised Commissioner Lynott while the proposed site is the most  
40 centrally located and desirable, there are two other potential sites, one of which is  
41 an inconvenient location outside of the City on Cooper Mountain and the other  
42 one at the crest of Murray Boulevard near Sexton Mountain Drive, which is not  
43 secure and is open to the public. He emphasized the need for elevation, pointing  
44 out that a reservoir should typically be located on top of a hill. He pointed out  
45 that plans are underway to provide water service through the year 2050.  
46

1 Commissioner Maks referred to an illustration of the view from the north  
2 elevation, expressing his opinion that the roofline is particularly unattractive and  
3 emphasizing that a Conditional Use Permit is based upon design compatibility  
4 with the surrounding area.

5  
6 Mr. Winship advised Commissioner Maks that the pattern of the shingles of the  
7 actual roof would not have this appearance.

8  
9 Commissioner Maks clarified that he would like to know if there is actually a  
10 functional reason why the roof pitch is not a standard residential-type.

11  
12 Chairman Voytilla observed that the style is a combination of a hip and gable  
13 roof.

14  
15 Mr. Winship mentioned that staff was aware that height would be an issue, adding  
16 that the roof is necessary in order to accommodate the door and that their goal had  
17 been to minimize the appearance of this building.

18  
19 Commissioner Maks reminded Mr. Winship that it is also necessary to attempt to  
20 match the residential character of the area, adding that he would like to design a  
21 door that does not appear so obtrusive.

22  
23 On question, Mr. Winship advised Commissioner Maks that one to four trips  
24 would be generated on a daily basis to pick up materials.

25  
26 Ms. Jackson clarified that approximately two thirds of the daily trips would occur  
27 even without approval of this application for a storage building.

28  
29 Commissioner Maks mentioned that he had seen large doors such as these in  
30 homes, for the storage of campers, adding that residential-type doors are  
31 available.

32  
33 Chairman Voytilla requested clarification of whether the backhoe determines the  
34 height of the door, which in turn determines the height of the building.

35  
36 **RICK WEAVER**, Water Distribution Supervisor, advised Chairman Voytilla  
37 that a small one-yard dump truck would be utilized to deliver and unload supplies  
38 at the site.

39  
40 Commissioner Maks questioned whether it is necessary to back into the unit to  
41 load or unload the truck, and was advised that the crane would be utilized in some  
42 situations.

43  
44 Chairman Voytilla questioned whether the entire building would be utilized for  
45 the storage of materials.

46

1 Mr. Weaver advised Chairman Voytilla that it would be convenient to be able to  
2 utilize the full volume, including the vertical height, of the building for the  
3 storage of materials, adding that shelving has been considered as an option.  
4

5 Commissioner Bliss observed that while the City of Beaverton does not actually  
6 install water lines, maintenance, replacements and repairs are not uncommon.  
7

8 Mr. Weaver advised Commissioner Bliss that any replacement would involve  
9 only a short section of pipe that had failed, rather than an entire line replacement,  
10 adding that any project exceeding twenty feet in length would be bid out.  
11

12 Commissioner Bliss questioned the size of the largest pipe that might be stocked  
13 for repair purposes.  
14

15 Mr. Weaver informed Commissioner Bliss that from ¾-inch to fourteen inch pipe  
16 is utilized, adding that because the twenty-inch ductile iron is a newer material  
17 and has not yet been needed, none is currently in stock.  
18

19 Commissioner Bliss commented that he does not find it necessary to bring a  
20 backhoe into a building to lift a piece of pipe, adding that other methods are  
21 available, including manual pallet jacks and choker chains. He emphasized that  
22 the entire building needs to resemble the character of a residential home.  
23

24 Commissioner Maks questioned how often it is necessary to lift large sections of  
25 pipe.  
26

27 Mr. Weaver advised Commissioner Maks that while this varies, it is probably  
28 only once a year that a full piece of pipe is split, although it may be moved to the  
29 site where necessary pieces are cut.  
30

31 Commissioner Maks questioned the feasibility of storing these large pieces at a  
32 different location.  
33

34 Mr. Weaver agreed that it is possible to store the large pieces at an alternate  
35 location.  
36

37 Mr. Winship advised Commissioner Maks that staff had considered an external  
38 storage location outside of the doors, pointing out that it is difficult to maneuver  
39 large pipe through the doors of a building.  
40

41 Commissioner Bliss assured Mr. Winship that he has confidence in his ingenuity,  
42 as an engineer, to determine the best way to accomplish this.  
43

44 Mr. Winship expressed his concern with the exposure of this pipe, which  
45 transports our drinking water, to the various outside elements.  
46

1  
2 Commissioner Bliss questioned where Tualatin Valley Water Department  
3 (TVWD) stores their water pipe.  
4

5 Mr. Winship advised Commissioner Bliss that most of TVWD's smaller pipe is  
6 stored indoors, adding that he has been informed that some of the larger pipe has  
7 been outside and exposed for a greater amount of time than they feel comfortable  
8 with.  
9

10 Commissioner Bliss observed that Mr. Winship's Memorandum indicated that the  
11 City Council had recently approved the purchase of the lot line adjustment with  
12 the property to the east. He mentioned the fact that Tualatin Valley Fire and  
13 Rescue (TVFR) had no comments on this application providing access of less  
14 than the standard requirement.  
15

16 Mr. Ryerson pointed out that conversations with TVFR had resolved the issue of  
17 adequate access for emergency vehicles, emphasizing that this involves an  
18 existing access, which met applicable standards when it had been acquired around  
19 1946.  
20

21 Chairman Voytilla requested clarification of whether access to the pipe would be  
22 an emergency procedure.  
23

24 Mr. Winship advised Chairman Voytilla that accessing the pipe would be  
25 involved in both routine maintenance and emergency situations.  
26

27 Mr. Weaver described situations that would involve routine maintenance,  
28 emphasizing that breaks are always considered an emergency.  
29

30 Chairman Voytilla questioned the feasibility of creating intergovernmental  
31 agreements with other entities, such as TVWD, for the storage and purchase of  
32 materials and equipment.  
33

34 Mr. Winship informed Chairman Voytilla that many of the other existing yards  
35 are located far from the City of Beaverton service area, adding that the proposed  
36 site is in the center of the service area and could minimize trips.  
37

38 Commissioner Maks suggested storing pipe elsewhere and reducing the height of  
39 the door, questioning how high the door would have to be to allow access for the  
40 trucks.  
41

42 Mr. Weaver estimated that the door would need to be twelve feet high for truck  
43 access.  
44

45 8:17 p.m. to 8:26 p.m. – break.  
46

1        **PUBLIC TESTIMONY:**

2  
3        Chairman Voytilla stated that members of the public who have completed and  
4        submitted a yellow card would now be allowed to testify.

5  
6        Mr. Stein indicated that he would like to discuss his request for a continuance.

7  
8        Chairman Voytilla advised Mr. Stein that the Planning Commission would be  
9        considering his request for a continuation following public testimony, observing  
10       that he has submitted a card and would be given an opportunity to testify.

11  
12       Mr. Stein informed Chairman Voytilla that his comments have bearing upon his  
13       request for a continuance and could affect other members of the public as well.

14  
15       Chairman Voytilla suggested that Mr. Stein address these issues during his  
16       testimony.

17  
18       Mr. Stein requested that he be allowed two minutes to address these issues at this  
19       time.

20  
21       Commissioner Maks noted that Mr. Stein's request for a continuance has been  
22       received and would be considered prior to taking any action, emphasizing that his  
23       issues would be addressed at that time.

24  
25       Reminding Mr. Stern that other members of the public have also been waiting for  
26       an opportunity to testify, Chairman Voytilla mentioned that individuals would be  
27       limited to four minutes each, reminding them that their testimony must address  
28       criteria outlined in the Staff Report.

29  
30       **BILL SKEI**, submitted a letter, dated March 21, 2001, and a petition bearing 43  
31       signatures from residents objecting to the application, adding that these  
32       individuals have named him as their primary spokesman. Observing that his  
33       home is located directly south of the proposed building, he emphasized that he has  
34       been affected and will be further affected by this facility, and expressed his  
35       concern with the drilling noises and the wastewater draining across his property.  
36       He stated that he would like to correct the transcript of the Neighborhood  
37       Meeting, which includes comments that were not made by him and his wife.  
38       Noting that he questions the necessity and justification for this project, he  
39       expressed his concern with access and impact on the surrounding neighborhood.

40  
41       Pointing out that his four minutes had elapsed, Chairman Voytilla requested that  
42       Mr. Skei summarize his testimony.

43  
44       Commissioner Johansen advised Chairman Voytilla that generally an individual  
45       representing a group is allowed extra time to testify.  
46

1 Chairman Voytilla informed Mr. Skei that he would be allowed extra time for his  
2 testimony, reminding him that the Planning Commissioners have received and  
3 reviewed copies of his letter.

4  
5 Mr. Skei advised Chairman Voytilla that he has important information regarding  
6 this issue.

7  
8 Assuring Mr. Skei that his written testimony has been entered into the public  
9 record, Chairman Voytilla reminded him that it is necessary to address certain  
10 applicable criteria, as outlined in the Staff Report.

11  
12 Mr. Skei indicated that his concern mainly involves access to the area and  
13 whether any improvements or dedications are necessary, emphasizing that the  
14 impact on this residential neighborhood is obvious. He commented that TVF&R  
15 had indicated that 136<sup>th</sup> Avenue is not an acceptable roadway for use by  
16 emergency vehicles.

17  
18 Commissioner Maks questioned whether Mr. Skei has any specific documentation  
19 indicating that TVF&R had indicated that 136<sup>th</sup> Avenue access is not acceptable  
20 for use by emergency vehicles.

21  
22 Mr. Skei advised Commissioner Maks that although he had discussed this issue  
23 with TVF&R, he has no specific written documentation from them regarding the  
24 use of 136<sup>th</sup> Avenue by emergency vehicles.

25  
26 Commissioner Maks referred to Mr. Skei's petition opposing the storage building,  
27 specifically the comment "...create unwanted noise and traffic in a residential...",  
28 and requested clarification of how a building creates unwanted noise.

29  
30 Mr. Skei clarified that the use of the storage building would create unwanted  
31 noise.

32  
33 Commissioner Maks questioned whether Mr. Skei had advised individuals who  
34 signed the petition that 66% of the estimated traffic would occur even without this  
35 storage building and pointed out that the estimate indicates a total amount of ten  
36 vehicular trips per day.

37  
38 Mr. Skei informed Commissioner Maks that while he had not provided this  
39 specific information, it had been provided by others.

40  
41 **DAVID MOECKLI** mentioned that his home is located at the corner of Hanson  
42 Street and Veronica Place. He submitted a copy of the information that was  
43 passed out as an explanation with the petition, observing that the basic utilization  
44 of this property originally was as a pumping station or water storage facility,  
45 rather than for the storage of materials. Emphasizing that this is not an industrial  
46 site, he pointed out that the site is located in the center of a residential

1 neighborhood and that any other entity wishing to utilize this area for the storage  
2 of materials would be denied.

3

4 Commissioner Bliss observed that while Mr. Moeckli is concerned with traffic  
5 issues, the facility itself would not actually affect him personally.

6

7 Mr. Moeckli advised Commissioner Bliss that the traffic would be traveling past  
8 his home.

9

10 Commissioner Bliss pointed out that until such time as the subdivision is  
11 developed, the traffic would be traveling past Mr. Moeckli's home, emphasizing  
12 that this involves a public street.

13

14 Mr. Moeckli advised Commissioner Bliss that a private road is located along the  
15 side of his home at this time, adding that the only traffic at this time involves local  
16 residents. He expressed concern that the subdivision would drastically increase  
17 the traffic flow in the area.

18

19 Mr. Moeckli mentioned that he had been involved in the distribution of the  
20 petition, adding that the amount of vehicular trips was addressed at that time.

21

22 Commissioner Maks questioned whether Mr. Moeckli would prefer the facility to  
23 have a 22-foot height with the existing roofline or a 28-foot height with a  
24 residential roofline, if the project is approved.

25

26 Pointing out that they are not visible from his residence at this time Mr. Moeckli  
27 advised Chairman Maks that he would prefer not to view the water tanks.

28

29 Observing that Mr. Stein had left, Chairman Voytilla indicated that he had  
30 submitted written comments, which have been entered into the public record.

31

32 **KENDAL McDONALD**, expressed her opposition to the proposed development,  
33 expressing concern with increased traffic and questioned the necessity of locating  
34 a storage facility at this site. She emphasized her concern with more traffic on  
35 this particular hill, pointing out that a lot of kids hang out at this location.

36

37 Commissioner Maks questioned whether Ms. McDonald would prefer the facility  
38 to have a 22-foot height with the existing roofline or a 28-foot height with a  
39 residential roofline, if the project is approved.

40

41 Observing that she would not view the facility from her home, Ms. McDonald  
42 advised Commissioner Maks that she has no preference with regard to the height  
43 and roofline.

44

45 **SHARON GREENBERG**, pointed out that she has a view of the facility from  
46 her kitchen window, requesting clarification of the proposed lighting situation,

1 which is not apparent in the plans. She expressed her concern with the proposal,  
2 emphasizing that any development needs to be consistent with the residential  
3 nature of the area.

4  
5 Chairman Voytilla advised Ms. Greenberg that the applicant would address the  
6 lighting issue in their rebuttal.

7  
8 Ms. Greenberg expressed concern with the noise associated with a large industrial  
9 garage door opening during the night, advising Commissioner Maks that she  
10 prefers the 22-foot building with the existing roofline for the facility.

11  
12 **APPLICANT REBUTTAL:**

13  
14 Ms. Jackson addressed the concerns mentioned by members of the public,  
15 specifically the necessity of this facility for emergency repairs to the Citywide  
16 water system and storage of a number of materials essential to the operation of the  
17 water works. She discussed concern with the emergency vehicle access on  
18 Hanson Street, observing that while this street is not paved, both the street and the  
19 gate are of sufficient width for the emergency vehicles to access the site. She  
20 pointed out that the current storage utilized by the City of Beaverton will be  
21 eliminated and a new site is necessary for storage. She described the lighting on  
22 the site as minimal and not intrusive, adding that it would be mounted up by the  
23 doors on a motion detector basis.

24  
25 **CHARLIE HARRISON**, Engineering Project Manager, described a study of the  
26 options regarding the overhead door and the relationship to height and explained  
27 the rationale for the decision for the 14-foot door, adding that this door needs to  
28 be capable of withstanding heavy industrial use. He discussed utilization of the  
29 backhoe currently owned by the City, noting that the purchase of a forklift or an  
30 overhead crane for the facility had been considered and determined not feasible.

31  
32 Commissioner Bliss requested clarification regarding the adequacy of the Hanson  
33 Road access, specifically whether this access is surfaced.

34  
35 Mr. Harrison advised Commissioner Bliss that the Hanson Road access is not  
36 surfaced at this time.

37  
38 Commissioner Bliss pointed out that the Hanson Road access does not meet the  
39 standards of the Fire and Safety Code.

40  
41 Mr. Harrison informed Commissioner Bliss that the Hanson Road access does not  
42 comply with the Fire and Safety Code.

43  
44 On question, Ms. Jackson advised Commissioner Bliss that the Water Division  
45 would no longer be allowed to operate out of the current maintenance yard.

46

1 Commissioner Bliss questioned the voltage on the proposed lighting for the  
2 facility.

3  
4 Mr. Harrison advised Commissioner Bliss that the proposed lighting for the  
5 facility would be only ten watts.

6  
7 Commissioner Maks questioned the feasibility of getting the trucks through the  
8 12-foot doors.

9  
10 Mr. Weaver observed that it would be necessary to determine the exact  
11 measurement necessary, expressing his opinion that the building could be utilized  
12 without backhoe access.

13  
14 Observing that he is aware of the potential loss of space with a residential style  
15 door, Commissioner Maks emphasized that necessity is not included within the  
16 criteria and that durable residential style doors are available. He pointed out that  
17 storage yards are an allowed conditional use within an R-7 zone.

18  
19 Chairman Voytilla requested that Mr. Weaver compare the Council Chambers  
20 ceiling height to whatever is necessary for the door, suggesting a measurement to  
21 determine whether the truck could travel through the proposed door.

22  
23 Mr. Winship and Commissioner Maks measured the ceiling height of the Council  
24 Chambers at nine feet, seven inches, which was rounded off to ten feet.

25  
26 On question, City Attorney Ted Naemura indicated that he had no comments or  
27 questions at this time.

28  
29 Chairman Voytilla referred to Mr. Stein's request for a continuance of CUP 2001-  
30 0003 – Sorrento Water Works Storage Building Addition and written  
31 documentation identifying his concerns in support of this request.

32  
33 Commissioner Maks read into the record Mr. Stein's written testimony and  
34 request for a continuance of CUP 2001-0003 – Sorrento Water Works Storage  
35 Building Addition.

36  
37 Observing that he questions the necessity for a continuance, Commissioner Maks  
38 described his rationale for not supporting this request, adding that this could be  
39 dependent upon further deliberation of the Planning Commissioners.

40  
41 Commissioner Lynott expressed his agreement with Commissioner Maks, adding  
42 that Mr. Stein had not offered any alternative options and he does not support the  
43 requested continuance.

44  
45 Noting that he also agrees with Commissioner Maks, Commissioner Bliss stated  
46 that he does not support a continuance.

1  
2 Expressing his opinion that it would serve no useful purpose and that all  
3 necessary information is available with which to make a decision, Commissioner  
4 Johansen commented that he does not support a continuance.

5  
6 Commissioner Maks **MOVED** and Commissioner Lynott **SECONDED** a motion  
7 to deny Mr. Stein's request for a continuance of CUP 2001-0003 – Sorrento  
8 Water Works Storage Building Addition.

9  
10 Motion **CARRIED**, unanimously, and Mr. Stein's request for a continuance of  
11 CUP 2001-0003 – Sorrento Water Works Storage Building Addition was denied.

12  
13 Chairman Voytilla pointed out that he was also not in support of the requested  
14 continuance.

15  
16 Mr. Naemura questioned whether the Planning Commissioners intend to imply  
17 that they intend to leave record open for the required minimum of seven days,  
18 emphasizing that the request for a continuance leaves no alternative.

19  
20 Commissioner Maks pointed out that the request had referred strictly to a  
21 continuance, not leaving the record open for any period of time.

22  
23 Mr. Naemura advised Commissioner Maks that although the request was not  
24 precisely worded as such, it must be construed as a request for additional time,  
25 adding that the Planning Commissioners are now obliged to keep the record to  
26 this proceeding open for a minimum of seven days if a decision made tonight. He  
27 pointed out that this action also has the effect of limiting Mr. Stein to his specific  
28 request.

29  
30 Expressing his concern with proceeding with the decision under these  
31 circumstances, Chairman Voytilla requested clarification of the effect of leaving  
32 the record open on the proceeding.

33  
34 Commissioner Maks pointed out that Mr. Stein has the option of demanding that  
35 the record be left open for seven days because his request for a continuance has  
36 been denied.

37  
38 Mr. Naemura suggested that the Planning Commission conduct their deliberations  
39 and provide information relating to their position and take action next week when  
40 the required seven days have elapsed. He cautioned against locking into a  
41 decision that cannot be modified, adding that the Public Hearing could be closed  
42 and the record left open.

43  
44 On question, Commissioner Maks advised Mr. Ryerson that if action were not  
45 taken on tonight's application, tomorrow's associated application with the Board  
46 of Design Review would have to be continued as well.

1 Commissioner Johansen questioned whether new information would be  
2 specifically limited.

3  
4 Mr. Naemura advised Commissioner Johansen that this particular right to hold the  
5 record open is to be liberally construed.

6  
7 The Public Hearing was closed.

8  
9 Chairman Voytilla discussed specific concerns with compatibility with a  
10 residential neighborhood, adding that the application has not met all applicable  
11 criteria, which does not include necessity.

12  
13 Commissioner Johansen pointed out that while obviously water operations are  
14 essential to everyone within the City of Beaverton, the facility must be compatible  
15 with the surrounding neighborhood. Recognizing that the Design Review process  
16 would have some impact on the compatibility issues, he stated that he could  
17 support the application, providing that adequate conditions are imposed.

18  
19 Commissioner Lynott expressed his appreciation of public involvement, stating  
20 that while the storage building is obviously needed but does not meet applicable  
21 criteria, he could be in full support of the application under certain conditions.

22  
23 Commissioner Maks commented that he does not support the application, as  
24 presented, adding that he could approve the application with specific conditions,  
25 which would have to address his concerns, particularly the compatibility issue.

26  
27 Commissioner Bliss stated that while he does not support the application, as  
28 presented, he could be in support with specific conditions, and expressed his  
29 concern with the issues regarding the driveway.

30  
31 Observing that there appears to be some consensus regarding the application,  
32 Chairman Voytilla mentioned specific concerns with the residential character of  
33 the existing neighborhood, the roof and the door height. He pointed out that no  
34 one has expressed any specific concern with the operation of the facility.

35  
36 Commissioner Maks expressed his opinion that all concerns that have been  
37 discussed could be addressed through appropriate conditions of approval.

38  
39 Commissioner Maks **MOVED** that CUP 2001-0003 – Sorrento Water Works  
40 Storage Building Addition Conditional Use Permit, be continued to a date certain  
41 of March 28, 2001, based upon the request to leave the record open for seven  
42 days.

43  
44 Mr. Naemura questioned whether Commissioner Maks intends to reverse the  
45 decision to deny the request for a continuance or merely to leave the record open  
46 for the required seven days in order to take action, weigh additional information

1 and condition appropriately to conclude the deliberations and motion making at  
2 that time.

3  
4 Commissioner Maks withdrew his motion that CUP 2001-0003 – Sorrento Water  
5 Works Storage Building Addition Conditional Use Permit, be continued to a date  
6 certain of March 28, 2001.

7  
8 Commissioner Maks **MOVED** and Commissioner Lynott **SECONDED** a motion  
9 that the public record for CUP 2001-0003 – Sorrento Water Works Storage  
10 Building Addition Conditional Use Permit, be left open until March 28, 2001,  
11 based upon the request to leave the record open for seven days, in order to take  
12 action, weigh additional information and condition appropriately to conclude the  
13 deliberations and motion making, for the sole purpose of satisfying the request of  
14 leaving the record open so that additional information with regard to the  
15 application, can be received no later than 4:30 p.m. Wednesday, March 28, 2001.

16  
17 Motion **CARRIED**, unanimously.

18  
19 **APPROVAL OF MINUTES:**

20  
21 Minutes of the meeting of February 14, 2001, submitted. Commissioner Maks  
22 referred to line 36 of page 6, requesting that it be amended, as follows: "...and  
23 apologized to Mr. Bolsinger with regard to staff not providing him with all the  
24 requirements up front, adding that because of the way this area has  
25 developed, this is the best use for the property." Commissioner Johansen  
26 **MOVED** and Commissioner Maks **SECONDED** a motion that the minutes be  
27 approved, as amended.

28  
29 Motion **CARRIED**, unanimously.

30  
31 **MISCELLANEOUS BUSINESS:**

32  
33 Chairman Voytilla pointed out that a family illness necessitates that  
34 Commissioner Heckman would be unavailable for at least another month.  
35 Referring to the By-laws, which provides for dismissal following three or more  
36 consecutive missed meetings, he pointed out that there is a category allowing an  
37 exception for special circumstances such as this. On question, he received  
38 consensus that Commissioner Heckman's situation falls into this special category.

39  
40 Commissioner Maks pointed out that this rule of the By-laws could also be  
41 suspended.

42  
43 Commissioner Johansen expressed concern with quorum issues, observing that he  
44 would be absent April 25, 2001.

45

1 Commissioner Maks advised Chairman Voytilla that he would be available for the  
2 next four weeks.

3  
4 Commissioner Lynott advised Chairman Voytilla that he might be absent on April  
5 4, 2001.

6  
7 Commissioner Bliss advised Chairman Voytilla that he would be absent both  
8 April 18, 2001 and April 25, 2001.

9  
10 The meeting adjourned at 10:03 p.m.